

MORGANTOWN PLANNING COMMISSION

Minutes

6:30 PM

January 12, 2012

Council Chambers

MEMBERS PRESENT: Peter DeMasters, Carol Pyles, Sam Loretta, Tim Stranko, William Wyant, Michael Shuman, Jennifer Selin

MEMBERS ABSENT: Bill Petros, Ken Martis

STAFF: Heather Dingman, AICP; Christopher Fletcher, AICP

I. CALL TO ORDER/ROLL CALL: DeMasters called the meeting to order at 6:30 PM.

II. 2012 LEADERSHIP ELECTION: Stranko made a motion that the Planning Commission leadership continue on as is with Peter DeMasters as Chair and Carol Pyles as Vice-Chair; seconded by Loretta. Motion carried unanimously.

III. GENERAL PUBLIC COMMENTS: None

IV. MATTERS OF BUSINESS:

A. Approval of the December 8, 2011 meeting minutes. Pyles made a motion to approve the minutes from the December 8, 2011 hearing; seconded by Wyant. Motion carried unanimously with Stranko and Selin abstaining due to absence.

V. OLD BUSINESS: None

VI. NEW BUSINESS:

- A. **MNS12-01 / Sunhersh, LLC / 273 Alum Street:** Request by Michael Castle, on behalf of Sunhersh, LLC, for minor subdivision approval of property located at 273 Alum Street; Tax Map 22, Parcel 23; R-1A, Single-Family Residential District.

Dingman read the Staff report, stating that the petitioner seeks to subdivide the existing single-family residential parcel into three parcels – Lot's A, B, and C. The parent parcel, 273 Alum Street, will become Lot A of this subdivision and will retain the existing two-story single-family dwelling. Lot A will have an area of approximately 4,600 square feet and 46 feet of street frontage on Milton Street. Lot's B and C will be approximately 3,700 square feet with 37 feet of street frontage on Milton Street. All parcels adhere to the minimum lot and minimum frontage requirements in an R-1A District. Addendum A of this report illustrates the location of the subject site.

DeMasters recognized the applicant, Michael Castle of 1117 University Avenue, who stated that he purchased an old home which sat on three lots. There will be no setback encroachments with the existing building created by new subdivision.

DeMasters opened the public hearing portion asking if anyone was present to speak either in favor of the request or in opposition to the request. There being no comments in favor or opposition, DeMasters declared the public hearing portion closed.

Dingman read the Staff recommendation, stating that Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

DeMasters asked if the Board had to require that an easement be recorded with the plat due to the fact that there is a utility line serving one of the parcels that crosses another parcel in the subdivision. Mr. Castle stated that he would be including that in the recorded documents. Dingman further stated that when the final plat is filed at the courthouse, it usually includes any documentation, such as the

easement. She further stated that she would revise condition #1 to state that any easements must be included.

Stranko made a motion to approve MNS12-01, with Staff conditions and amended condition 1 to state, "That the petitioner submit three (3) original final plat documents, illustrating and maintaining any and all utility easements, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature" ; seconded by Selin. Motion carried unanimously.

VII. OTHER BUSINESS:

A. Committee Reports:

- Traffic Commission: Wyant stated that the Traffic Commission met the previous evening (Jan 11) for three hours. A great deal of discussion regarding pedestrian and bicycle traffic. The MPO was there presented a study on heavy truck traffic in the City. A Public meeting will be scheduled on the topic in the future and participation is encouraged.
- Green Team: No report.

B. Staff Comments: Dingman reminded the Commission and Public the upcoming CrossRoads Comprehensive Planning meetings: Jan 25th at South Middle School and Jan 26th at North Elementary School. These will be public input meetings.

VIII. FOR THE GOOD OF THE COMMISSION

IX. ADJOURNMENT: 6:50 PM

MINUTES APPROVED:

April 12, 2012



BOARD SECRETARY: